



# GUIDE TO MASONRY REGULATIONS

**FARMERS BRANCH PLANNING DEPARTMENT**

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ORDINANCE 3267 & ORDINANCE 3265



# A GUIDE TO MASONRY IN FARMERS BRANCH

## HOW TO USE THIS GUIDE

The City of Farmers Branch adopted Ordinances 3265 and 3267 that detail the Building and Regulations Chapter of the Code of Ordinances of the City of Farmers Branch.

This guide is a supplement to the code and the ordinances and is meant to be easy to interpret and user-friendly.

The goal of the masonry requirements is to enhance the visual character of the city and promote uniformity.

The following examples and illustrations will assist you in deciding when choosing a construction material. The illustrations are meant to be a guiding principle and a sample of good practices throughout the city.

*What is masonry?*

*Masonry is the building of structures from individual units laid in and bound together by mortar; the term masonry can also refer to the units themselves. Masonry is generally a highly durable form of construction. However, the materials used, the quality of the mortar and workmanship, and the pattern in which the units are assembled can significantly affect the durability of the overall masonry construction.*

*(source: wikipedia.com)*



# RESIDENTIAL BUILDINGS

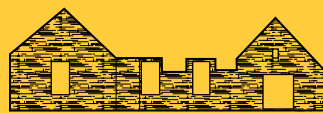
Ordinance 3267/2014

**R03.1 General.** Exterior walls shall provide the building with a weather-resistant exterior envelope. Exterior walls shall have the minimum exterior finishes as follows:

1. ***On existing structures,*** the exterior material on repairs, remodels and additions and accessory structures over 120 square feet in area shall be consistent and architecturally compatible in scale, materials and character with the exterior finishes on the main building. Plans and specifications submitted shall reflect both existing and proposed exterior finish material.

2. ***On new structures,*** a minimum of 75% masonry shall be required on all elevations of the first floor. A minimum of 50% masonry shall be required on the total elevations above the first floor. For this section masonry shall be defined as construction composed of natural stone, kiln fired clay brick, decorative concrete block or other masonry material approved by the building official. Stucco and plaster shall only be considered as meeting the masonry requirement when applied using a 3-step-process over diamond metal lath mesh to 7/8 inch thickness or by other processes producing comparable cement stucco finish with equal or greater strength, durability and fire resistive specifications. All masonry materials except stucco shall be a minimum of 3 inches in thickness.

3. Fabric or membrane covered structures shall not be permitted on structures over 120 square feet in area.



*above first floor .... a minimum of 50% masonry*



*first floor .... a minimum of 75% masonry*



*the calculation for the masonry coverage for homes / example for the front facade:  
. the elevation includes all sides  
. the opening for the windows, doors and garage door shall not be included in the calculations*



# RESIDENTIAL BUILDINGS

*materials*

## ALLOWED

### natural stone



### kiln fired clay brick



### decorative concrete block





# RESIDENTIAL BUILDINGS

*materials*

## CONDITIONAL APPROVAL

### stucco and plaster

3-step-process over diamond metal lath mesh to 7/8 inch thickness  
greater strength, durability and fire resistive specifications

*appearance*



*technique*



## NOT ALLOWED

### fabric or membrane covered structures



# COMMERCIAL BUILDINGS

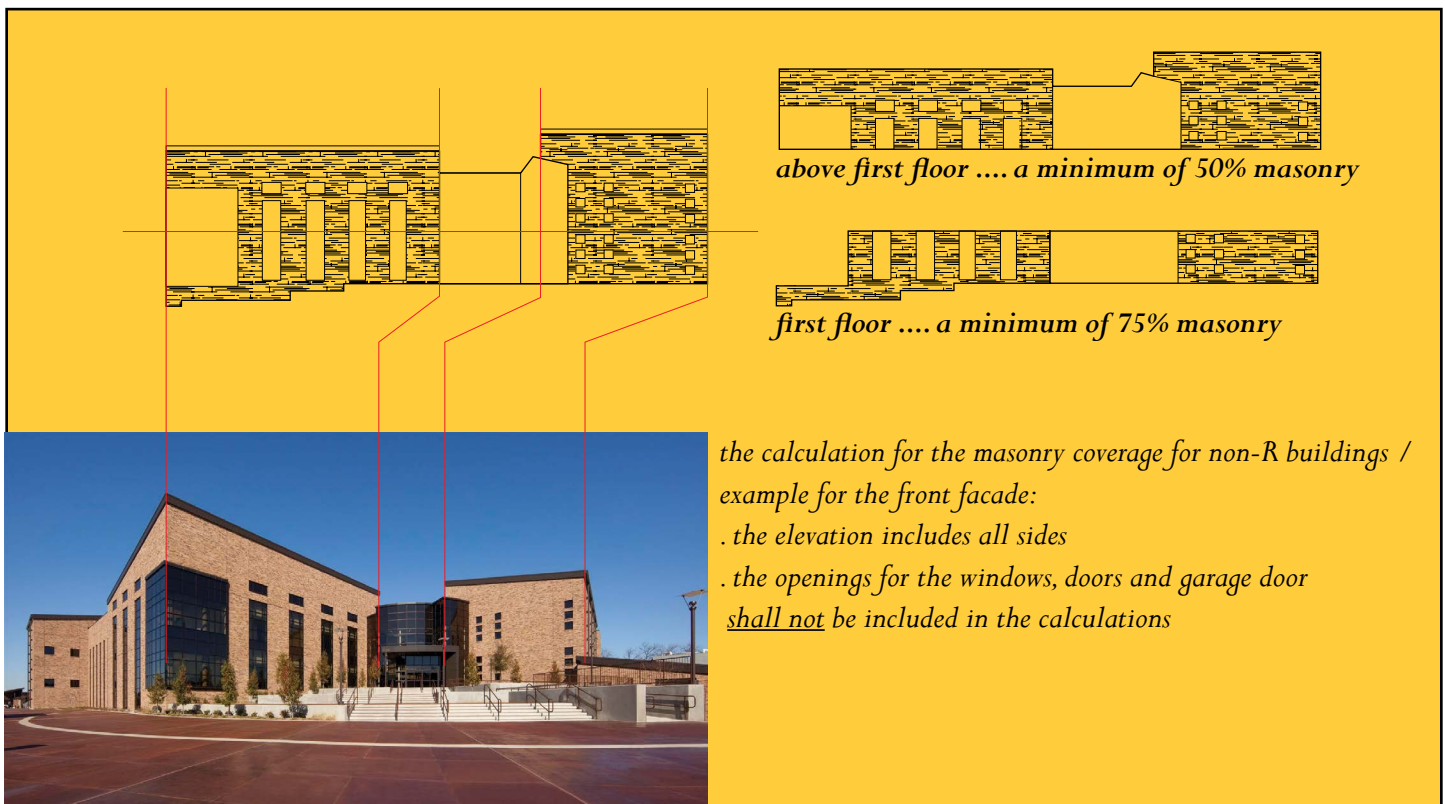
Ordinance 3265/2014

**1404.1 General.** Materials used for the construction of exterior walls shall comply with the provisions of this section. Materials not prescribed herein shall be permitted, provided that any such alternative has been approved.

**1404.1.1 Non-R buildings.** Each exterior wall of a non R3 building shall be constructed with a cladding consisting of a minimum of 75% masonry material. For this section masonry shall be defined as construction composed of natural stone, kiln fired clay brick, concrete, hollow clay tile, decorative concrete block, or either similar building units, cast in place concrete, concrete tilt wall (cast on site or precast) or other material approved by the building official. Stucco, EIFS (Exterior Insulation and Finish Systems), cementitious fiber planks or panels, or similar type applications shall **NOT** be considered as meeting this requirement.

EXCEPTION: Temporary buildings used for construction offices, sales offices, and leasing offices or other moved on to a project. Duration of the permit shall be determined by the building official or by the City Council as part of site plan approval.

\*non-R building: non-residential building



The diagram illustrates the masonry coverage requirements for non-R buildings. It features a large yellow rectangle on the left and a photograph of a brick building at the bottom left. Red lines connect the photograph to the yellow rectangle, indicating the specific areas of the building facade being analyzed. To the right of the yellow rectangle, two cross-section diagrams show the masonry coverage requirements for different parts of the building. The top diagram is labeled 'above first floor .... a minimum of 50% masonry' and the bottom diagram is labeled 'first floor .... a minimum of 75% masonry'. Below these diagrams, text explains the calculation for masonry coverage and provides an example for the front facade, stating that the elevation includes all sides and that openings for windows, doors, and garage doors shall not be included in the calculations.

above first floor .... a minimum of 50% masonry

first floor .... a minimum of 75% masonry

the calculation for the masonry coverage for non-R buildings /  
example for the front facade:

- . the elevation includes all sides
- . the openings for the windows, doors and garage door  
shall not be included in the calculations



# COMMERCIAL BUILDINGS

*materials*

## ALLOWED

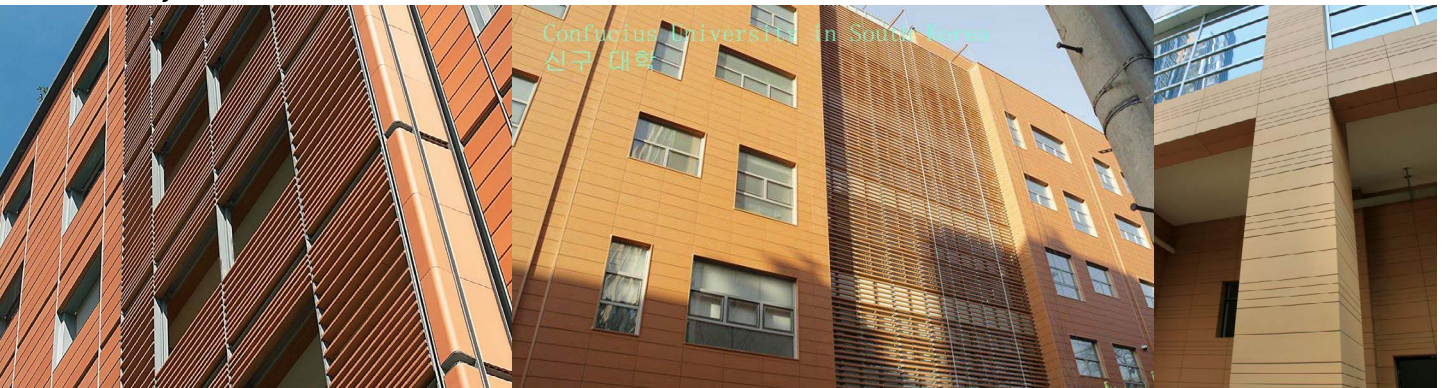
### natural stone



### kiln fired clay brick



### hollow clay tile





# COMMERCIAL BUILDINGS

concrete  
cast in place concrete



concrete tilt wall (cast on site or precast)



decorative concrete block





# COMMERCIAL BUILDINGS

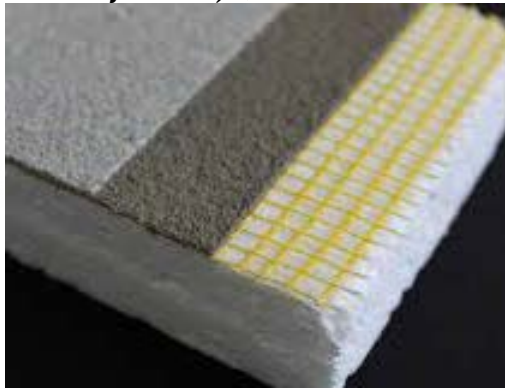
*materials*

## LIMITED USE

**Stucco** (limited use to 25%)



**EIFS (Exterior Insulation and Finish Systems)** (limited use to 10%)



**cementitious fiber planks or panels**



## STAFF CONTACTS

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# FARMERS BRANCH

for more information, please visit our website

**[farmersbranchtx.gov](http://farmersbranchtx.gov)**